

JASPER REDEVELOPMENT COMMISSION

Minutes of the Meeting – January 8, 2013

The Jasper Redevelopment Commission met on Tuesday, January 13, 2013 in the Council Chambers of City Hall located at 610 Main Street. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President John Bell called the meeting to order at 12:30 p.m.

ROLL CALL

President John Bell	present
Vice President John Schroeder	present
Secretary John Kahle	present
Member Rick Stradtner	present
Member Ray Howard	present
Non-voting advisor Nancy Habig	present

Also present:

Renee Kabrick - Commission's Attorney

Kathy Pfister – Recording Secretary

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Secretary John Kahle made a motion to approve the Commission's minutes as presented from the December 4, 2012 Regular Meeting and also the January 2, 2013 Reorganizational Meeting. Rick Stradtner seconded it. The motion carried 5-0.

RESOLUTION OF THE RDC ESTABLISHING THE JASPER COUNTRY CLUB ECONOMIC DEVELOPMENT AREA AND APPROVING THE ECONOMIC DEVELOPMENT PLAN FOR THE AREA

President Bell opened the public hearing after stating that the Redevelopment Commission will hear anyone interested in these proceedings and will consider all remonstrances and objections. He also explained that after this hearing, the Commission will take final action determining the public utility and benefit of the proposed project.

After hearing from no remonstrators, Rick Stradtner made a motion to close the public hearing. Ray Howard seconded the motion. Motion carried 5-0.

The Commission discussed the steps of financing and purchasing the property. City Attorney Renee Kabrick explained that although the City initially planned to use a bond anticipation note to purchase the property, it was decided that another option may be to use "Rainy Day Funds." Attorney Kabrick said there is enough money in the account to purchase the property outright while still allowing enough in the account for emergencies. The benefit of using Rainy Day Funds is that the City would save between \$30,000-\$50,000 in legal fees and financial advisor fees related to the use of a bond. There has been a lot of interest regarding the park properties, which hopefully will lead to a quicker turn around then expected on a purchase

of those properties. When the City initially purchased the four park properties, they were purchased with different funds; some Park; some General. If those properties are sold, the sale proceeds must go back into the account from which the purchase money came. After that, an appropriation can be made by the Council to transfer the money back to the Rainy Day Fund. Discussion followed. The Commission was in agreement that using money from the rainy day fund would indeed save the City a considerable savings and also speed up the purchasing process.

Secretary Kahle made a motion recommending that the Common Council allow the money to be appropriated from the rainy day fund. Ray Howard seconded it. Motion carried 5-0.

Attorney Kabrick shared with the Commission that the total purchase price per acre that was offered for the property is \$17,344.50. The original offer was to purchase 62.717 acres; however, during the course of negotiations, the acreage was reduced to 58-59 acres. The not-to-exceed amount would be \$1,087,795, with the projected total cost being closer to \$1 million. There were two other entities involved in the purchase of the property. The Hanselman family, d/b/a Alpine Investments, made an offer on the clubhouse and approximately two acres surrounding it, and the Country Club Estates property owners that are adjacent to the Country Club property had requested 2-3 acres to have as a buffer.

Rick Stradtner made a motion to approve and pass Confirmatory Resolution RC 2013-1, which is a "Resolution of the Jasper Redevelopment Commission Confirming Resolution RC 2012-1" and to amend the plan to reflect the purchase via Rainy Day Funds rather than a Bond Anticipation Note. Vice Chairman Schroeder seconded it. Motion carried 5-0.

Nancy Habig, speaking on behalf of the Greater Jasper School Corporation said she wanted to make it clear that it was the School's intent from the very beginning of negotiations to purchase 15-20 acres of land contiguous to the school's current property. It was also under the School's understanding through a firm faith agreement that the City would purchase the larger portion of the property, and in turn, sell 15-20 acres to the School Corporation.

Speaking on behalf of the Commission, President Bell said the members are in agreement with the majority of what Ms. Habig expressed, including still having a good faith agreement. The only matter needing clarification is the amount of acres, which President Bell said will be discussed at a subsequent meeting on January 17, 2013.

Attorney Bill Kaiser was present on behalf of Alpine Investments to advise the Commission that the company will be requesting from the City permission to drain excess water run-off into the lakes located on the Country Club property. Alpine Investments, a/k/a the Hanselman family, is purchasing the club house and plans are to add some additional parking to the site. In doing so, an increase in drainage will be evident. Since there will be a time lapse between the time the Hanselmans and the City each purchase their portions of the property, Attorney Kaiser said Club Management, current owner of the said property, will enter into a drainage agreement with the Hanselmans. A potential agreement will be reviewed and approved by the City Engineer and City Attorney before any decision is made or any agreement is signed.

CITY VISIONS PRESENTATION ON DOWNTOWN RIVERFRONT PROJECT

Mayor Terry Seitz introduced Barry Alberts and David Gamble, of City Visions in Association with Gamble & Associates. Mayor shared that the two gentlemen were in the city the last couple of days meeting with different entities regarding the Downtown Jasper Riverfront Master Plan, which they have been recently hired as the firm to develop the new downtown area.

Mayor Seitz said it was an opportune time for the firm to present a power point of their plans for the project. Mr. Alberts and Mr. Gamble expressed their thoughts that when they learned of the potential purchase of the Jasper Country Club property, they were in agreement that it, along with the Downtown Riverfront project, should both be seen as an integrated system of the future growth of the City.

UPDATE ON METRONET

President Bell inquired if Mayor Seitz or Attorney Kabrick received any updates from Ed Corr, of Metronet, since last month's meeting. Mayor Seitz said he has not heard from Mr. Corr. Attorney Kabrick said she spoke with Richard Starkey and was informed that he would contact Mr. Corr and follow up with her.

Attorney Kabrick said she met with Mayor Seitz, Bud Hauersperger, Huntingburg Mayor, Denny Spinner and Huntingburg Utilities to discuss the fiber optic agreement. Upon some changes, Attorney Kabrick said she contacted Ed Corr via email about the revised agreement; however, she has yet to receive a reply.

ADJOURNMENT

There being no further business to come before the board, a **motion** was made by Secretary Kahle and seconded by Rick Stradtner to adjourn the meeting. The motion carried 5-0, and the meeting adjourned at 1:50 p.m.

John Bell, President

ATTEST:

John Kahle, Secretary